



CLARION PARTNERS

For Lease



COMMERCIAL REAL ESTATE SERVICES

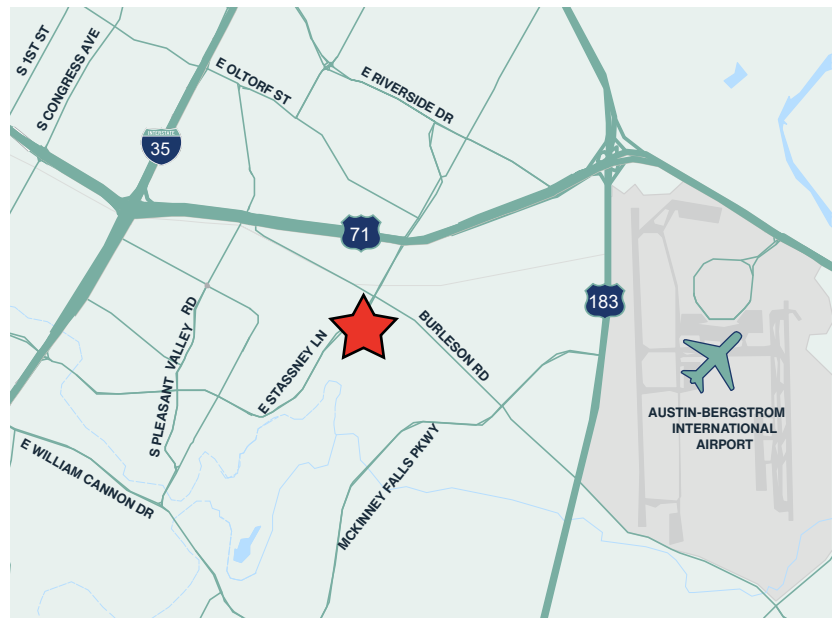
Expo Business Park - Building 11
6231 E Stassney Ln - Suites 100, 200, & 300
Austin, TX 78744

±129,600 Square Feet Available

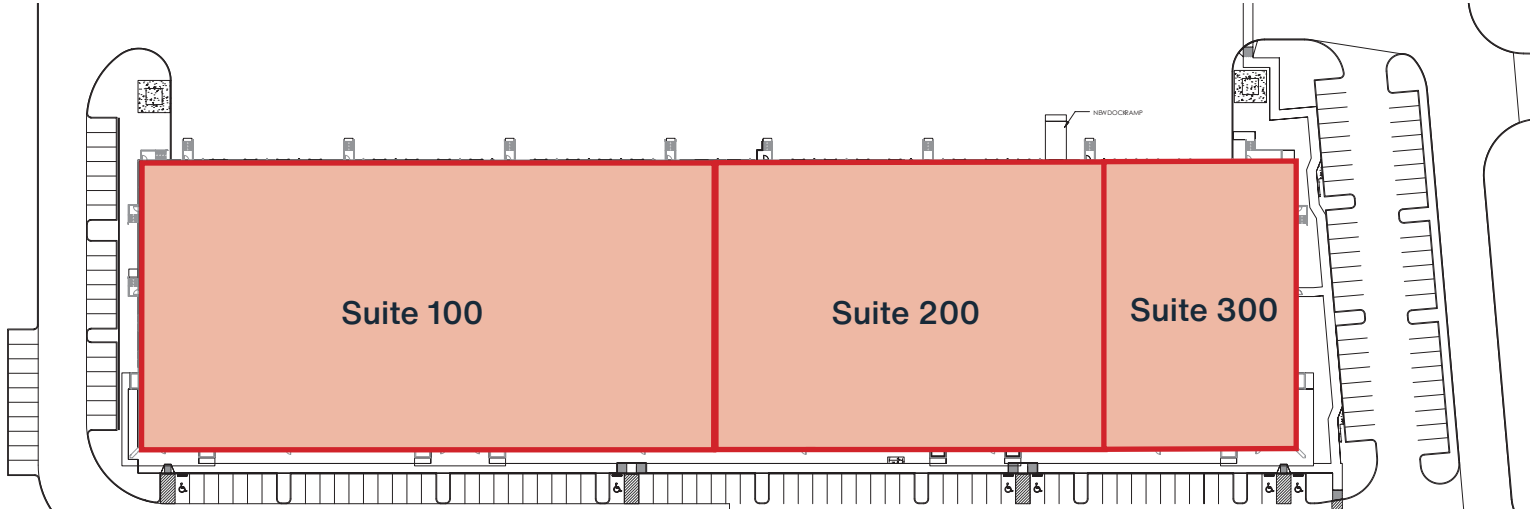


BUILDING HIGHLIGHTS

- Suite 100: ±64,800 SF
- Suite 200: ±43,200 SF
- Suite 300: ±21,600 SF
- ESFR sprinkler system
- ±28' clear height
- 40' x 45' column spacing
- 180' x 723' dimensions
- Rear load configuration
- 190' concrete truck court
- 100% HVAC in Suites 100 & 200



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

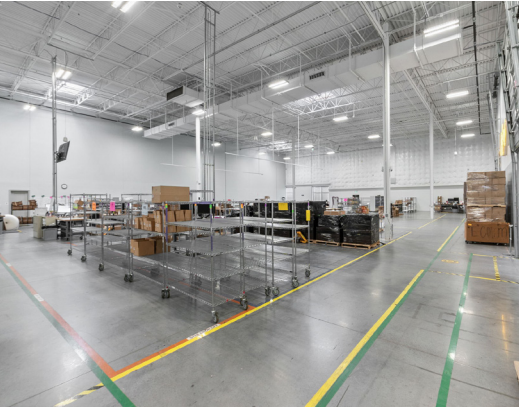


Suite 100	Suite 200	Suite 300
±64,800 SF	±43,200 SF	±21,600 SF
Industrial/Office	Industrial/Office	Industrial/Office
11 Dock High Doors, 1 Ramp	9 Dock High Doors	3 Dock High Doors, 1 Ramp
±14,696 SF	±7,400 SF	±2,388 SF



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Expo Business Park - Building 11 - Suites 100, 200, & 300



Positioned in Southeast Austin, Expo Business Park is a modern bulk distribution facility offering exceptional access for both local and regional logistics operations.

Situated within an established Triple Freeport Zone, the property provides valuable tax advantages for businesses maintaining high-value inventory.



CLARION PARTNERS

A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact:



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